



Park Bean



# Park Bean

Mullion, Helston, TR12 7DS

Mullion 0.3 miles Mullion Cove 1.5 miles Helston 6.7 miles

A substantial detached residence situated within the sought-after coastal village of Mullion, enjoying generous accommodation, landscaped gardens and a self-contained ancillary accommodation.

- No Onward Chain
- 4 Bedroom Detached House
- Energy efficient Ground Source Heating System
- Double Garage
- Freehold
- Beautifully Presented
- Popular Coastal Village
- 1 Bedroom Ancillary Accommodation
- Off Road Parking
- Council Tax Band F

Guide Price £999,950

## SITUATION

Park Bean is situated within An Area of Outstanding Natural Beauty along Trewoon Road on the edge of the highly regarded village of Mullion, the largest village on the Lizard Peninsula and renowned for its dramatic coastline, attractive harbour and excellent range of amenities. The village offers everyday shopping facilities, cafés, public houses, a health centre and schooling.

The nearby coastline provides outstanding walking and leisure opportunities, including access to the South West Coastal Path, whilst the market town of Helston lies to the north, offering a broader range of shopping and commercial facilities. The area is well placed for access to many of Cornwall's most celebrated beaches and coves.

## DESCRIPTION

The property understood to comprise a substantial detached family home, occupying a generous plot within this established residential setting. The property offers spacious and versatile accommodation arranged over two floors and has been thoughtfully designed to take advantage of natural light throughout.



The property is entered via a welcoming reception hall which provides access to the principal living accommodation. The sitting room is a particularly attractive space, enjoying a pleasant outlook over the gardens and providing ample room for both seating and entertaining. The kitchen/dining room forms the heart of the home, offering generous space for family dining and everyday living, whilst a separate utility room provides additional practicality. The ground floor is completed by a study, that could also be used as a ground floor double bedroom, and a cloakroom.

To the first floor, the principal bedroom benefits from en suite facilities and enjoys a pleasant aspect over the surrounding gardens. There are three further well-proportioned double bedrooms, one with en-suite and two served by a family bathroom. The accommodation is well balanced throughout, offering a versatile layout ideally suited to family occupation.

### **ANCILLARY ACCOMMODATION**

A well-presented and versatile detached studio offering bright and airy open-plan living area which benefits from Velux roof windows which provide the room with natural light, together with electric heating. The kitchen area is fitted with a range of units, including integral fridge, dishwasher and washing machine and the bedroom area has space to host a double bed. In addition, there is a shower room with a WC.

### **OUTSIDE**

The property enjoys a substantial plot which extends to just over a quarter of an acre in all.

The gardens benefit from a summer house with power, that would work well for those looking for home office space separate from the main house. The gardens are arranged principally to lawn with mature boundaries providing a good degree of privacy. There is ample off-road parking, both in front of the house and via separate access, in front of the double garage.

### **SERVICES**

Mains water and electricity. Private drainage via septic tank. Ground source heat pump providing underfloor heating. LPG supplying the cooker.

Phone Signal: outdoor and indoor available (Ofcom).

Broadband: Standard and Superfast available (Ofcom).

Please note the agents has not inspected or tested these services.

### **VIEWINGS**

Strictly by prior appointment with the vendor's appointed agents, Stags.

### **DIRECTIONS**

What3words.com: ///space.ultra.charts






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 2528 sq ft - 235 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1213 sq ft - 113 sq m  
First Floor Area 1068 sq ft - 99 sq m  
Annexe Area 247 sq ft - 23 sq m  
Garage Area 419 sq ft - 39 sq m  
Outbuilding Area 124 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus) A			
(81-121) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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